

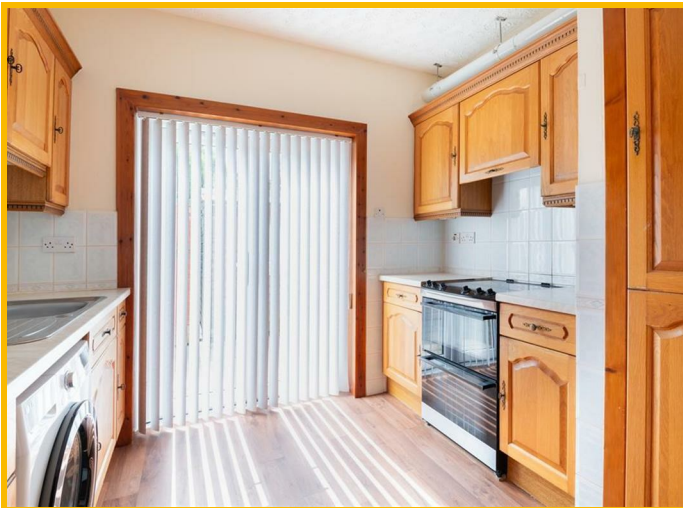
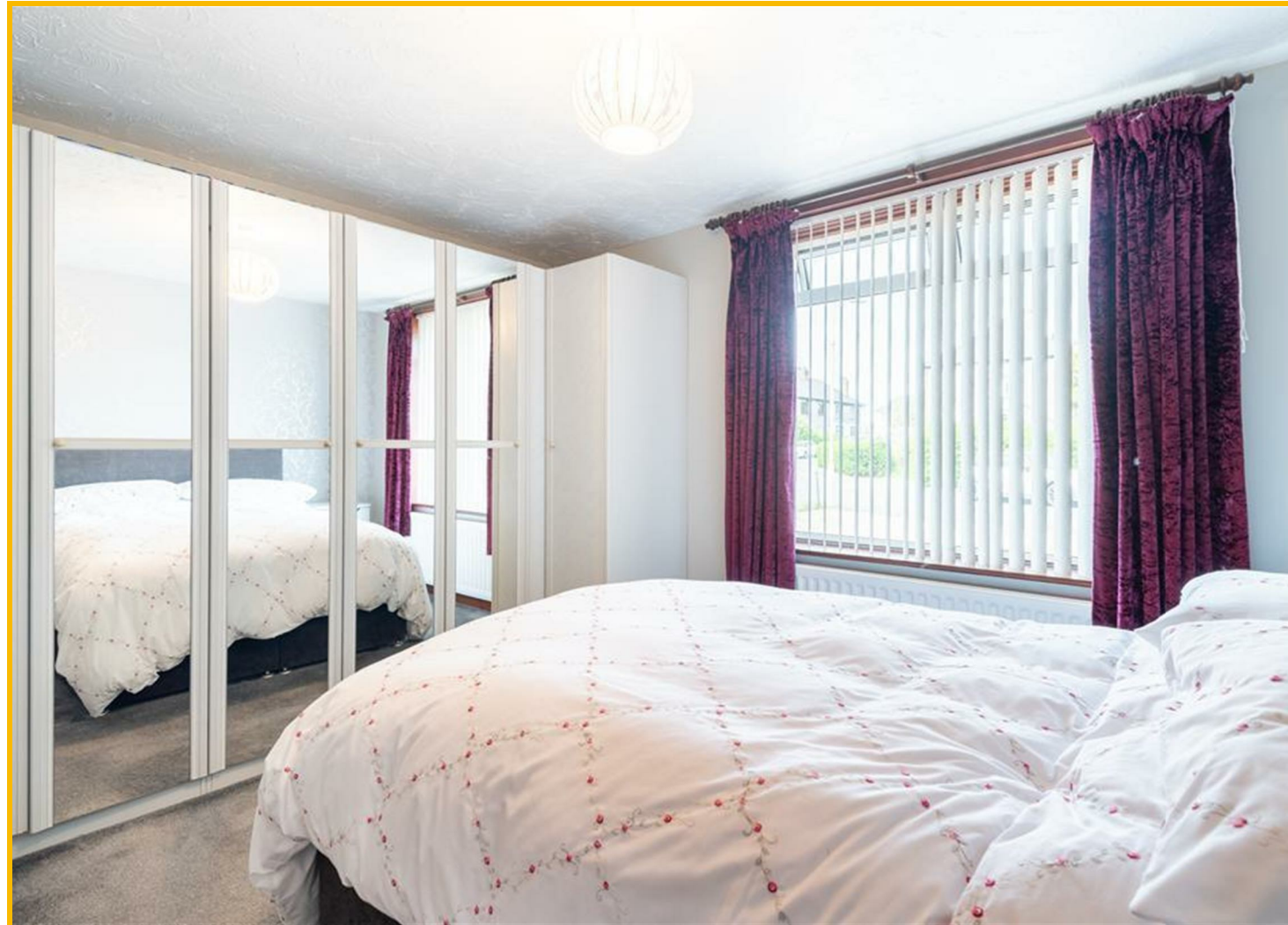


**36 Ossian Crescent, Methil, Leven, KY8 3LY**

**Offers Over £65,000**



SPACIOUS 2 Bedroom GROUND FLOOR apartment with Off Street Parking, extensive enclosed rear garden and the OPPORTUNITY TO ADD VALUE. Situated within walking distance of Aberhill Primary School and local shops with a short drive to Leven High Street and Retail Park for additional amenities and access to the Fife Coastal Path, Beach, Promenade and Golf Courses. Leven train station provides direct links with Edinburgh City centre. Accommodation: Hall, lounge, kitchen, 2 double bedrooms and a shower room. DG. GCH. Front and Rear Gardens. Off Street Parking. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a glazed metal door leading into the front porch with a double-glazed window to the side. Glazed timber door leads into the inner hall. Radiator. Carpeted.

## LOUNGE

14'10" x 12'10" (4.53m x 3.93m)

Good-sized lounge with a double-glazed window to the front. Feature electric fire set in a timber fireplace. Shelved alcove provides display / storage space with a cupboard below. Radiator. Carpeted. Sliding door leads to the kitchen.

## KITCHEN

9'5" x 8'1" (2.88m x 2.48m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Cupboard houses the gas central heating condensing combi boiler with additional shelving / storage space. Ample space for several freestanding appliances. Radiator. Vinyl flooring. Double-glazed patio doors lead to the garden.

## BEDROOM 1

12'1" x 10'8" (3.69m x 3.27m)

Double bedroom with a double-glazed window to the front. Fitted wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

9'6" x 8'2" (2.90m x 2.49m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Fitted wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## SHOWER ROOM

8'4" x 4'9" (2.56m x 1.45m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and an electric shower unit. Opaque double-glazed window to the rear. Fully tiled with fixed mirrors. Radiator. Vinyl flooring.

## GARDEN

The front garden is low maintenance laid with gravel providing ample off street parking for multiple vehicles. The extensive rear garden is mainly laid to lawn with a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun. Timber sheds provide outdoor storage space and a greenhouse is great for a keen gardener to pot plants and grow home produce for the garden. The garden is enclosed making this a safe space for children and pets to play, with a timber gate to the side leading to the shared bin storage area.

## AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points

